

Cedar Ridge HOA November 17th 2025 Board Meeting Minutes

Location: Lot 22 | 20313 108th St Ct E, Bonney Lake Start 06:34 PM

Board Members Present: Julie Summers, Joanie Davis, Svetlana (Lana) Antohi
Residents Present - In person: Randy Rich, Carol Rich and Barb Moberg

The HOA President called the meeting to order and welcomed homeowners in attendance. The President explained recent changes to meeting structure designed to keep meetings on track and efficiently address required business.

A new state law requires the Board to allocate **15 minutes at the beginning of each Board meeting** for homeowner comments, with time shared equally among attendees.

Presentation policy and procedure for future Board meetings was presented, MOTIONED and APPROVED, will be posted on website.

Homeowner's comment period:

Questions & Responses:

Wiring box on 112 street - the city advised the box belongs to a telephone company (exact owner unknown) and poses no safety hazard.

Barb Moberg's Presentation on Communication & Transparency it included:

- Barb had concerns and would like more information on compliance
- Barb would like more time for the annual meeting
- She was concerned the Board wasn't "doing their job"
- Concern that the President has too much power
- Barb wants more information on Quarterly meeting since she is against that
- Barb was concerned regarding some language usage at the annual meeting. Exchange of opinions and clear explanation was given for the misunderstanding.

Correspondence - emails and phone calls regarding new HOA insurance; Invoices from Paul Flores Lawn Care Maintenance; Illegal dumping; Scheduling sprinkler winterization service; Residents' complaints regarding fireworks and loose dogs; Responses to homeowner questions regarding quarterly meetings; Adopt-A-Street coordination with Pierce County; ACC approvals for Lot #72; Responses to emails sent to the wrong HOA; Coordination with PSE for streetlight outage at 108th & 205th; Coordination with Pierce County for damaged street sign at 203rd & 112th; Title transfer completed for Lot #29; Welcomed new homeowners at Lots #46 and #89; HOA website updates as information becomes available; Phone consultation with HOA attorney regarding By-Law review; Executive session held on October 16 to prepare the 2026 HOA budget.

Record for Non-meeting Board votes

Documented Board email votes included:

Recorded the Board's email approving:

- ✓ Reinvestment of \$5,000 into a CD at the available rate
- ✓ Approval of the official By-Laws draft
- ✓ Approval of CRHOA Insurance Renewal
- ✓ Approval of Letter sent to all write-in candidates received at the annual meeting

Printed copies of motions and approved email votes were made available at the meeting and upon homeowners' request.

Meeting Minutes: August meeting minutes amendment, yard of the month correction May #64 and add the months June #56, July #67, and August #18. Minutes MOTIONED and APPROVED.

Treasurer Report:

- August, September and October financial reports presented, motioned and approved.
- 3rd Quarter 2025 Treasury report July, August and September presented and approved.

	<u>BEGINNING BALANCE</u>	<u>ENDING BALANCE</u>
Checking	\$4,312.14	\$7,177.54
Savings	\$10,212.95	\$5,213.13
Reserve	\$4,501.86	\$4,501.97
 TOTAL FUNDS	 \$19,026.95	 \$16,892.63 (+US Bank CD \$5,000)

- Outstanding Dues: _____ - we are 100% paid

Budget Ratification:

Question and Answers:

Q: Clarification on election results votes, especially the option receiving 14 votes.

A: Once the document is ready to be sent for attorney review.

Q: Is the dollar amount to pay the attorney included in the budget?

A: No. Attorney fees are not included in the ratified budget, as the budget must balance annual dues with ongoing expenses. Attorney fees will be paid as a one-time expense from the savings account.

Budget ratification vote results: 4- Approved, 1 -Not Approved, 1-Abstained. 2026 BUDGET APPROVED.

President's Report – Legal Consultation:

Julie summarized legal consultation regarding Governance Documents.

- ✓ Cost and attorney review on changes to the laws were discussed.
- ✓ Between the 2 Governance Documents, By-laws and CCRs, HOA has only one quorum to do business and that should be specified only in the By-Laws.
- ✓ Liens and compliance should go in CCR's ONLY.
- ✓ \$1800 flat rate to review current laws affecting the HOA.
- ✓ Future-law review (effective 2028) estimated \$2,500–\$7,500

Motions:

#1. Rewrite CC&Rs and submit By-Laws for attorney review in 2026 at the \$1,800 rate. The board is hoping some homeowners will help to make it fast. MOTIONED and APPROVED.

#2. Trim and revise By-Laws where we can be based on attorney guidance. MOTIONED and APPROVED

Question & Answer:

Q: What lawyer/company will review our Gov. Docs? A: Gregory Cromwell, Hanis Irvine Pathero PLLC

Q: Did the board sign a contract? A: No contracts have been signed yet.

Q: Did it cost us the consultation? A: No

Committee's Reports:

Yard of the Month:

- Winner for September Lot#59
- Committee members Randy and Carol Rich agreed to continue next year

ACC Committee:

- Lot #72 approvals: flag, windows, shed, pond.

Welcome Committee:

- Lot #46 and Lot #89 welcomed.

Rewrites Committee:

- The poll is active.
- CCR survey sent out MOTIONED and APPROVED is due by Jan 30th

Election Committee:

- 3 ballots conducted this year

Events:

- Nothing to report

Old Business:

FB help & Webmaster report:

- Nothing to report

Landscape report:

- Nothing to report

The Board will follow up on the status of digitizing Association records, with assistance previously offered by a homeowner

New Business:

Board holiday break: December 15, 2025 – January 15, 2026

Board will install Christmas decorations at the front sign.

Next meeting: February 16th, 2026

Meeting Adjourned 07:45 PM